

From: [Diane Papan](#)
To: [REDACTED]
Cc: [Patrice Olds](#)
Subject: Re: Neighborhood Upzoning
Date: Monday, August 19, 2019 8:00:11 AM

Thank you for your communication.

I am copying our City Clerk to ensure that it is made a part of the record on this matter.

With best regards,

Diane Papan

From: [REDACTED]
Sent: Sunday, August 18, 2019 1:56 PM
To: Diane Papan <dpapan@cityofsanmateo.org>; Joe Goethals <jgoethals@cityofsanmateo.org>; Maureen Freschet <mfreschet@cityofsanmateo.org>; Eric Rodriguez <erodriguez@cityofsanmateo.org>; Rick Bonilla <RBonilla@cityofsanmateo.org>
Subject: Neighborhood Upzoning

Mayor and Councilmembers:

I am writing in response to the City considering rezoning R-1 districts to a greater density. I am adamantly opposed to this idea because it is important to preserve community neighborhoods, where we share a sense of belonging, a pride in our neighborhood, and an ability to depend on each other. The result of upzoning will be a loss in security, well-being and trust among neighbors. A perfect recipe for destroying a community.

To date, the only evidence of upzoning parcels is an immediate increase in the cost of land ultimately leading to the construction of more luxury housing, increased profits for developers, and gentrification; there is no evidence that affordable units are constructed. Why would the City consider such an illogical concept?

The council needs to represent their constituents and not the special interests and developers that are promoting upzoning neighborhoods. Developers are market influenced and will build product that makes the most profit; they are not going provide affordable housing unless it is mandated. Housing advocates are single mindedly focused on increasing density of any housing type and yet they state their motivation is affordable housing. It's not adding up.

At some point we need to consider the cost of land, the cost of construction (especially at prevailing wages), the cost of service and impact fees, and financing costs will not result in affordable housing regardless of the number of units unless there are subsidies. The only product that makes financial sense to build is luxury housing.

Please consider the evidence and hear your constituents when we say that we are opposed to increasing densities in single family neighborhoods.

Very truly yours,
Lisa Maley